030.0	0002	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	905,700 / 905,700
					USE VALUE:	905,700 / 905,700
					ASSESSED:	905,700 / 905,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		BATES RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZALOUM THOMAS R
Owner 2:	BOETTNER CAROLYN J
Owner 3:	
Street 1:	57 BATES RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ZALOUM THOMAS R -
Owner 2:	-
Street 1:	57 BATES RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .14 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1937, having primarily Vinyl Exterior and 1798 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6077.000	418,800	5,100	481,800	905,700
Total Card	0.140	418,800	5,100	481,800	905,700
Total Parcel	0.140	418,800	5,100	481,800	905,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 503.61 /Parcel: 503.61

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 20701

GIS Ref

GIS Ref

Insp Date 09/28/17

!2494!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 030.0-0002-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	418,800	5100	6,077.	481,800	905,700		Year end	12/23/2021
2021	101	FV	407,600	5100	6,077.	481,800	894,500		Year End Roll	12/10/2020
2020	101	FV	407,700	5100	6,077.	481,800	894,600	894,600	Year End Roll	12/18/2019
2019	101	FV	300,200	5100	6,077.	512,000	817,300	817,300	Year End Roll	1/3/2019
2018	101	FV	300,200	5100	6,077.	373,400	678,700	678,700	Year End Roll	12/20/2017
2017	101	FV	298,800	5100	6,077.	325,200	629,100	629,100	Year End Roll	1/3/2017
2016	101	FV	298,800	5100	6,077.	277,100	581,000	581,000	Year End	1/4/2016
2015	101	FV	287,600	5100	6,077.	271,000	563,700	563,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:35:30

LAST REV

Date	Time
10/02/17	08:50:58
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2494

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZALOUM THOMAS R	1311-4		11/4/2005	Family	1	No	No		
JONES JOYCE M	1237-56		5/25/2001		455,000	No	No		
MARTIN WILLIAM	1109-58		4/8/1993		100	No	No		F

USER DEFINED

Prior Id # 1:	20701
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/20/2009	361	Manual	7,200					
5/14/2007	336	Redo Bat	11,650			G8	GR FY08	
4/6/2004	229	Re-Roof	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/28/2017	Inspected	PH	Patrick H
8/19/2017	MEAS&NOTICE	HS	Hanne S
1/31/2009	Meas/Inspect	372	PATRIOT
9/16/2001	MLS	MM	Mary M
11/6/2000	Hearing N/C	189	PATRIOT
4/28/2000	Inspected	201	PATRIOT
2/18/2000	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6077		Sq. Ft.	Site		0	80.	0.99	1									481,848						481,800	

Total AC/HA:	0.13951	Total SF/SM:	6077	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	481,848	Spl Credit		Total:	481,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.31964278
Const Adj.:	0.98352998
Adj $ / SQ:	181.707
Other Features:	108800
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	514478
Depreciation:	95693
Depreciated Total:	418785

COMMENTS

OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

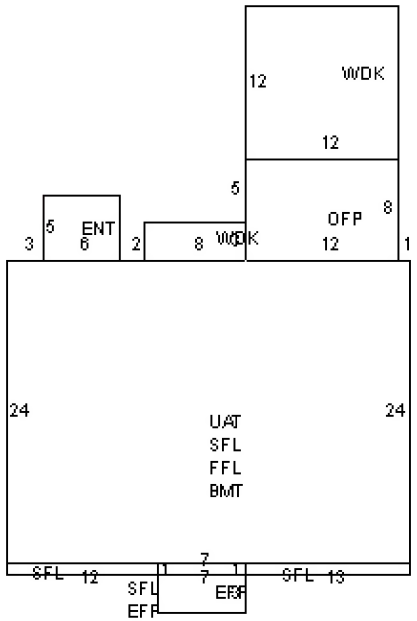
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	199.88
Special Features:	0	Val/Su Net:	146.95
Final Total:	418800	Val/Su SzAd	267.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	800	181.710	145,366
BMT	Basement	768	67.840	52,101
FFL	First Floor	768	181.710	139,551
UAT	Upper Attic	192	72.680	13,955
WDK	Deck	168	11.760	1,975
OFP	Open Porch	96	33.130	3,181
ENT	ENTRY	30	25.970	779
EFP	Enclos Porch	28	71.400	1,999
	Net Sketched Area:	2,850	Total:	358,907

Size Ad	1568	Gross Area	3426	FinArea	1798

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 030.0-0002-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1937	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc